



San Diego Affordable Housing Parking Study

Prepared for
City of San Diego

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Public Participation Program

- Two public workshops
 - Issues and opportunities / May 2010
 - Draft Recommendations / September 2010
- Fact sheets
- Stakeholder Meetings
- Updates to Public Officials
- Website updates
 - Go to www.sandiego.gov/affordpark/



Purpose of Workshop

- Identify issues and opportunities related to:
 - Availability of parking
 - Cost of parking
 - Need for parking at Affordable Housing developments
 - Potential of transit to better serve Affordable Housing residents
 - Creative solutions



Results of Workshop

- Input collected from workshop will be used to:
 - Identify issues that may need to be examined in more detail as part of the study
 - Help the project team understand what current policies are working and what are not
 - Refine the survey that will be distributed to Affordable Housing residents



Workshop #1

Parking Issues and Opportunities

- Break-out discussions on issues and opportunities
 - Prioritization focus
- Comment card on top issues
- Door prize drawing



Project Purpose & Background

- There is currently a shortage of Affordable Housing available to people of low and moderate incomes in San Diego
- A key goal of the General Plan is to provide a diverse set of housing choices to meet the needs of all income levels
- Inaccurate or outmoded parking requirements can make producing Affordable Housing significantly more expensive





Key Project Objectives

1. Evaluate parking demand at Affordable Housing developments
2. Identify how parking demand is affected by different project and neighborhood characteristics
3. Develop a system of tailored, accurate parking requirements for future Affordable Housing developments in San Diego.





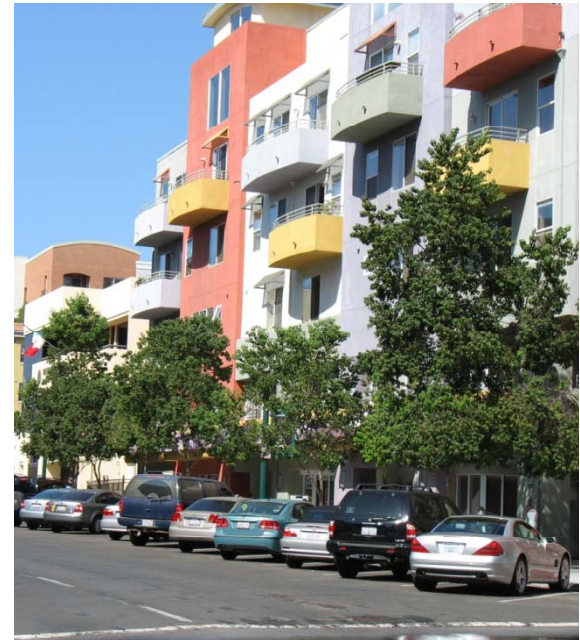
Affordable Housing

- Units with restrictions recorded against the property which determine:
 - Monthly rent
 - Sales price
 - Targeted ownership or rental households
 - Occupancy
 - Length of affordability



What is a Parking Requirement?

- The minimum parking a developer must include when building a new project as specified in the City's zoning code
- Usually expressed as “x spaces per dwelling unit” or “x spaces per 1,000 square feet”

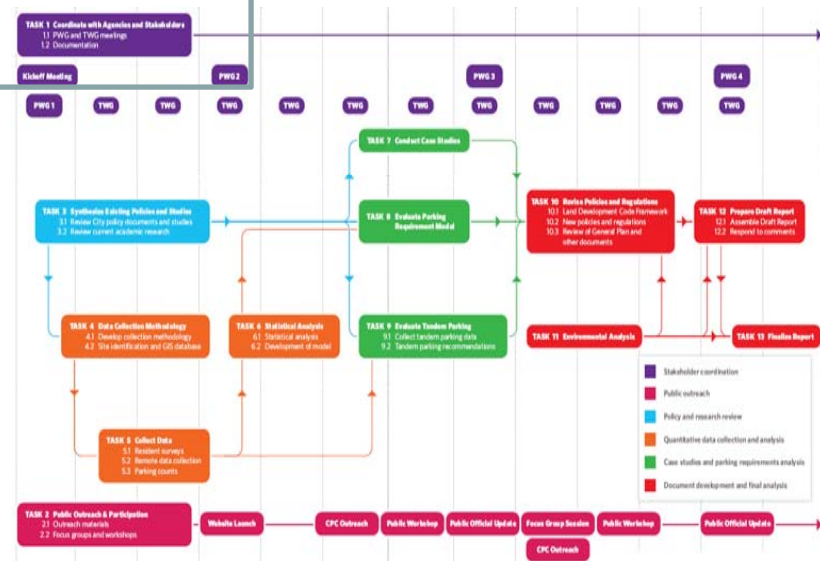


Technical Scope of Work



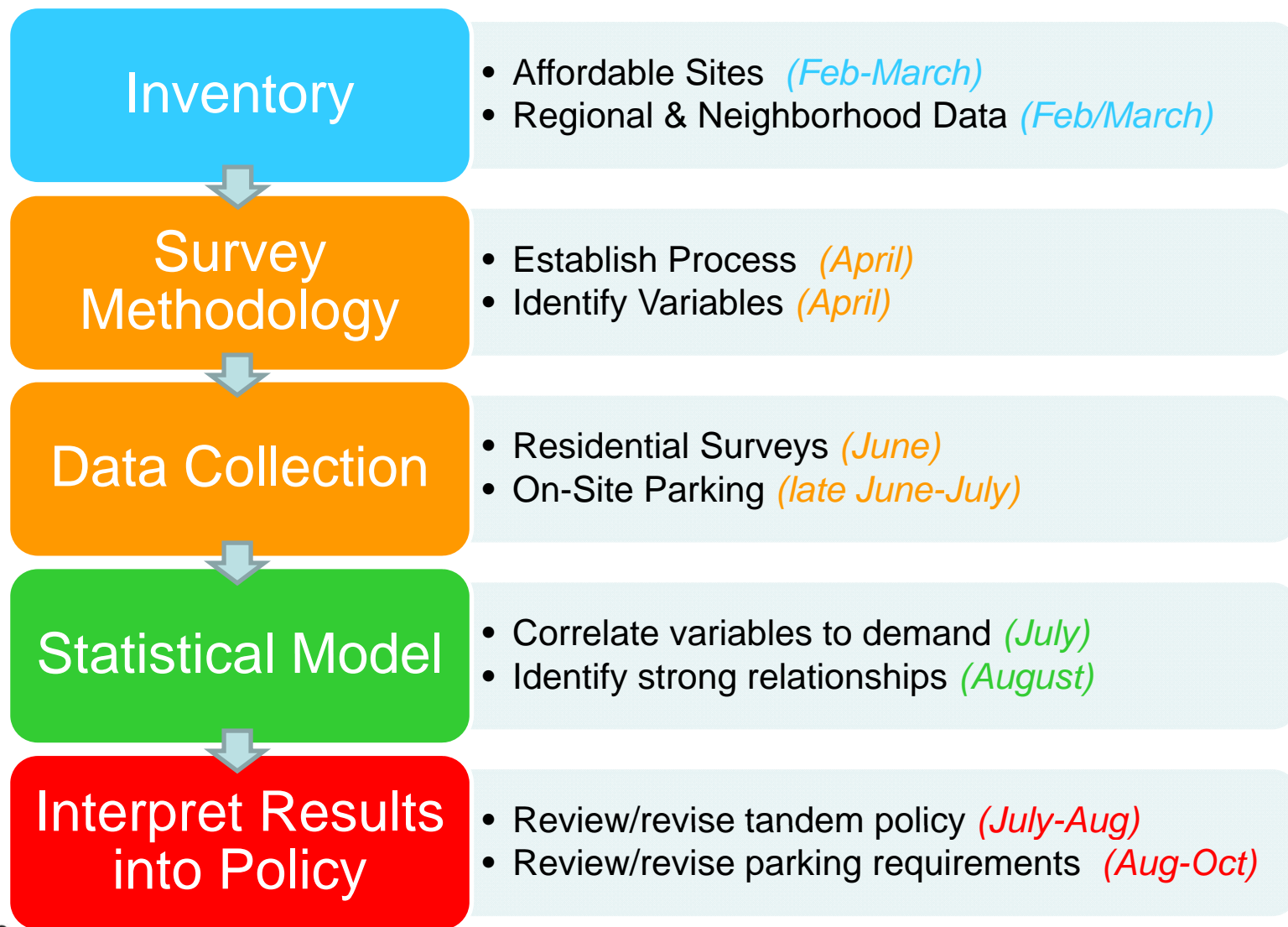
- Review Existing Policies & Academic Research
- Develop Analytical Methodology

- Collect & Organize Project Data
- Perform Statistical Analysis
- Conduct Case Studies
- Adjust Parking Requirements
- Review Tandem Parking Policy & Practices
- Develop Strategy & Policy Recommendations





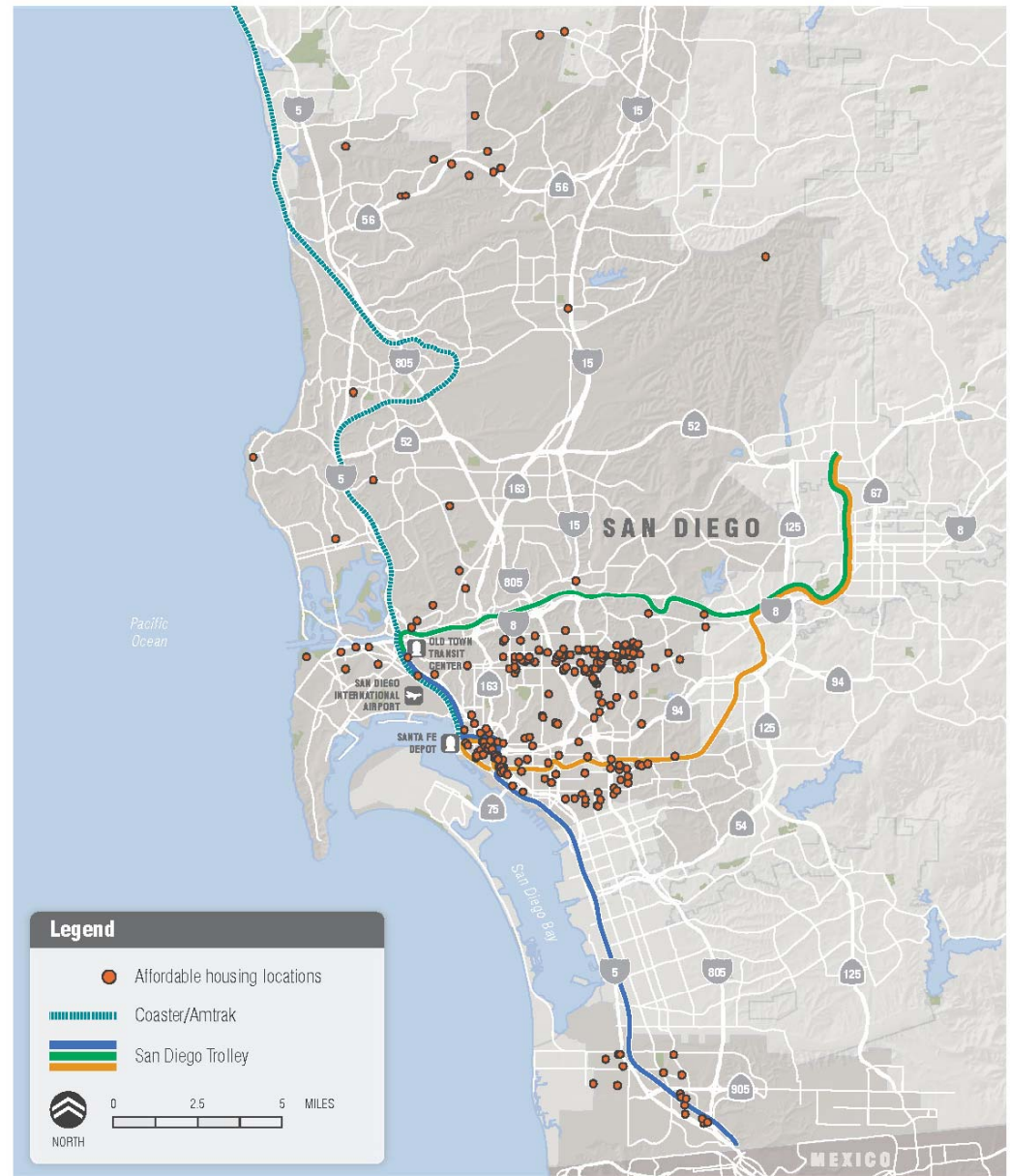
Data Collection & Analysis



Project Data




- Project characteristics
 - Unit mix, housing type, project type, parking demand
- Neighborhood context
 - Transit availability, frequency, sidewalks, bike facilities
- Resident characteristics
 - Household size, auto ownership, parking habits



Surveys



- Surveys distributed to Residents and Property managers at 30 sites selected from citywide inventory
- Will ask about vehicle ownership, travel patterns, and parking behaviors
- Draft surveys are being tested at two sites. Final Surveys will be revised based on test results



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Resident Survey

Please take a few minutes to answer the following questionnaire about parking at the building or complex where you live. Your responses will help the City improve parking conditions and better understand the parking needs of affordable housing residents. All of your responses will be held strictly confidential and will be used for information purposes only. Your completed survey will be delivered directly to the City and will not be read or seen by your landlord or property manager.

Once you have completed the survey, please seal it inside the attached envelope and return it to your property manager at the office. They will collect the envelopes and provide them directly to the City. Please contact your property manager if you have any questions about this survey. Thank you for your help!

1) How long have you lived here?
 More than 1 year less than 1 year

1a) If less than 1 year, did you previously live in a different unit in the same complex or development?
 Yes No

2) Including you, how many people live in your home?
 1 (just me) 2 3 4 5 6 or more people

3) How many of the people living in your home are under 18 years old?
 none 1 2 3 4 or more people

4) How many of the people living in your home are over 65 years old?
 none 1 2 3 4 or more people

5) How many licensed drivers live in your home?
 none 1 2 3 4 or more people

6) How many people living in your home are employed full time (work 35 or more hours a week)?
 none 1 2 3 4 or more people

7) How many people living in your home are employed part time (work 1-34 hours per week)?
 none 1 2 3 4 or more people

8) How many total vehicles (cars, trucks, or motorcycles) do you and the people living in your home have?
 0 1 2 3 4 or more vehicles

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Next Steps

- Review Test Survey Results (*mid-late May*)
- Incorporate workshop feedback (*late May*)
- Conduct Surveys (*June*)
- On-site Data collection (*late June-July*)

Small Group Brainstorming



- Parking issues
 - Prioritize via sticky-dot voting
- Parking ideas and opportunities
 - Prioritize via sticky-dot voting
- Reporting on priorities from each group
 - 90 seconds per group volunteer

See your name tag for table number!



Ground Rules for Brainstorming

- Only one person to speak at a time. . .
everyone participates.
- Listen for understanding. . .
not for response.
- Suspend snap judgments. . .
try on other's ideas for size; however, agree to disagree.
- Stay on the timeline; keep comments concise, avoid repetition. . *avoid war stories or soapboxes.*
- Each member of the group is equal, all comments matter. . .
share the airtime.



Thank you!

- Raffle ticket winner announcement
- Please visit:
www.sandiego.gov/affordpark/
- Come to the next workshop in September